



**3423 1 Street NE**  
**Calgary, Alberta**

**MLS # A2301697**



**\$599,998**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Nestled on a charming corner lot in the tranquil and mature neighborhood of Highland Park, this delightful **\*\*4-bedroom, 2-bathroom\*\*** residence is bursting with potential and personality! With a separate entrance perfect for a basement suite (currently unauthorized), this home invites creativity and endless possibilities. Step inside to discover the warmth of **\*\*original hardwood floors\*\*** that flow through a spacious living room, perfect for cozy gatherings or entertaining friends. The main level boasts two generously-sized bedrooms and a bright, airy four-piece bathroom. The kitchen is a chef's delight, featuring abundant cabinetry, counter space, and a **\*\*gas stove\*\***—ideal for whipping up culinary masterpieces! Venture downstairs to find two more expansive bedrooms, a convenient three-piece bathroom, and a second kitchen complete with a dining area—perfect for hosting family dinners or late-night snacks. Plus, the shared laundry room makes chores a breeze for both levels. Embrace the sunny days of summer in your **\*\*west-facing fully fenced backyard\*\***! Enjoy sunny relaxations on the deck, cultivate your green thumb in the garden, or create a fun play area for kids. This outdoor space is your personal retreat! Convenience is at your doorstep with quick access to downtown, Deerfoot Trail, and public transit. Stroll to nearby schools, shops, playgrounds, and the popular **\*\*Citizen Brewing Company\*\*** for a local brew. Don't miss this incredible opportunity! Schedule your viewing today and step into a home where comfort meets potential.